

Town of Nolensville
Planning Commission Meeting
Special Called Meeting
April 19, 2005
7:10 P.M.
At Town Hall

Members in attendance were as follows: James Clark, Bob Haines, Kristi McArthur, Willis Wells, Charles Knapper, Larry Gardner, and Jimmy Alexander. Rick Fisher was absent.

Staff present: Bob Notestine, Henry Laird, Richard Woodroof, and Tonia Smith.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Citizen Comments

There were no citizen comments.

Agenda Item IV – New Business

a.) 7211 Nolensville Road- Car Wash

Richard Woodroof stated that the Car Wash has submitted a new grading plan proposing a new cut and fill in the floodway fringe on this site. This has to be approved by the planning commission for the Town to issue a grading permit.

Kevin Estes stated additional cross sections can be added to show that there would be no ripple affect.

Larry Gardner asked if 590 is the hundred year flood.

Kevin Estes stated that the hundred year flood varies along this property.

Frank Wilson entered at 7:13.

Richard Woodroof stated that he felt the top soil needed to be removed from the Floodway Fringe on the property.

Stacy Rawls stated he had just gotten permission to move the top soil two days ago and that was his intention to do so.

Richard Woodroof stated that his main concern was it did not affect the adjacent properties.

Richard Woodroof stated his recommendation would be to allow them to remove the top soil and to show me the other cross section.

Kristi McArthur made a motion for approval for a grading permit with these conditions:

1. That there will be removal of the stock piled soil from the flood plain.
2. Show the two additional cross sections that will show it is not affecting the adjacent properties.

Jimmy Alexander seconded the motion, passed unanimously.

b.) Bent Creek Driveway width

Richard Woodroof stated that when Bent Creek Development was approved there were 17 conditions add to the approval. One of the conditions was for a maximum driveway width at the right-of-way to be 12 feet. In our subdivision regulation is has maximum driveway width of 22 feet and the minimum of 12 feet. The 12 feet maximum is causing some problems with the builders.

Eric Crab-Turnberry Homes- stated the main problem that they are having is some home owners have children that drive and no where to park. They would have to park in the streets. He would like the Planning Commission to take in consideration changing the maximum size to 16 feet if not 18 feet.

Bob Haines made a motion for approval to increase the maximum to 16 feet not exceeding 18 feet at the right-of-way. Charles Knapper seconded the motion, passed unanimously.

Bob Haines amended his motion to increase the maximum to 18 feet at the right-of-way. Charles Knapper seconded the motion, passed unanimously.

Agenda Item III- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 7:45 P.M.

Larry Gardner
Secretary for the Planning Commission

Date